

TRUSTEE SALE
42916 Via Veneto Way, Ashburn, VA 20148
Loudoun County

In execution of a Deed of Trust in the original principal amount of \$649,000.00, dated **October 27, 2004** recorded in the Clerk's Office of the Circuit Court of the **Loudoun County, Virginia**, in **Document No. 20041101-0116750**, default having occurred in the payment of the Note thereby secured and at the request of the holder of said Note, the undersigned Substitute Trustee will offer for sale at public auction at the property located at **42916 Via Veneto Way, Ashburn, VA**, on **November 2, 2020 at 12:00 PM** the property described in said deed, located at the above address and briefly described as:

Lot 53, Section 1A, THE PARK AT BELLE TERRA, with any improvements thereon.

Subject to any and all covenants, conditions, restrictions, easements, and all other matters of record taking priority over the Deed of Trust, if any, affecting the aforesaid property.

TERMS OF SALE: CASH: A deposit of **\$20,000.00** or 10% of the sales price, whichever is lower, cash or certified check will be required at the time of sale, but no more than \$10,000.00 of cash will be accepted, with settlement within fifteen (15) days from the date of sale. Sale is subject to post sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale which affects the validity of the sale, as well as to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, the sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. Additional terms may be announced at the time of sale. Pursuant to the Federal Fair Debt Collection Practices Act, we advise you that this firm is a debt collector attempting to collect the indebtedness referred to herein and any information we obtain will be used for that purpose.

SAMUEL I. WHITE, P.C., Substitute Trustee

This is a communication from a debt collector.

FOR INFORMATION CONTACT:

SAMUEL I. WHITE, P.C. (77022)

596 Lynnhaven Parkway Suite 200

Virginia Beach, VA 23452

757-457-1460 - **Call Between 9:00 a.m. and 5:00 p.m.**

or visit our website at www.siwpc.net

To: **The Washington Times**

SAMUEL I. WHITE, P.C.

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cc: Randolph3, LLC

Ad runs: **October 19, 2020 and October 26, 2020**

SUBSTITUTION OF TRUSTEE

Randolph3, LLC GRANTOR, is the present holder or authorized agent of the holder of the Note secured by the Deed of Trust executed by Raj Kosuri and Smriti Kosuri (GRANTOR for indexing purposes) to Charlene M. Kozlowski as Original Trustee, dated October 27, 2004 and recorded on November 1, 2004, in Document No. 20041101-0116750 among the Land Records of Loudoun County, VA.

NOW, THEREFORE, by virtue of the authority contained in the aforementioned Deed of Trust, the undersigned does hereby remove the Original Trustee(s) as Trustee(s), and does also hereby remove any trustees or substitute trustees who may have been previously appointed, and does hereby appoint Samuel I. White, P.C., (GRANTEE), whose address is 596 Lynnhaven Parkway Suite 200, Virginia Beach, Virginia 23452 as Substitute Trustee, and said Substitute Trustee shall succeed to all the title, powers and duties conferred upon the Original Trustee(s) by the terms of said Deed of Trust and by applicable law.

Randolph3, LLC

BY:

Name:

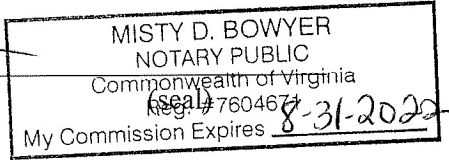
Title:

[Handwritten Signature]
Robert R. Chapman, III
President & CEO

STATE OF Va.
CITY/COUNTY OF Lynchburg, to-wit:

Acknowledged before me this 7th day of October, 2020 by Robert R. Chapman III, Member (title) of Randolph3, LLC

[Handwritten Signature]
Notary Public



My Commission Expires: 8-31-2022